

# RIVERGATE SHOPPING CENTER

1802 East State Road 44 Shelbyville, IN 46176



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Rural King anchored center with 1,200 to 3,200 square feet available. Shopping center is located on State Road 44, which is the major retail corridor for the market.

## PROPERTY HIGHLIGHTS

- 1,200 - 3,200 Square Feet Available
- Outlot Available: 1 Acre
- 133,086 Square Foot Center Anchored by Rural King, Hibbett Sports, and Cato Fashions
- Located on State Road 44, the Main Thoroughfare and Retail Corridor in Shelbyville, IN
- Located in Close Proximity to Super Walmart and Interstate 74
- Exposure to Over 15,013 Vehicles Per Day at State Road 44 & 40,704 Vehicles Per Day at Interstate 74

## DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	21,258	24,955
Average HH Income	\$80,618	\$83,982
Businesses	965	1,091
Employees	11,208	12,757

## TRAFFIC COUNTS

State Road 44	15,013
Interstate 74	40,704



## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

## WILL BERENS

Direct: 317.597.1721  
Cell: 317.874.8847  
wberens@midlandatlantic.us

## ALEX WENDT

Direct: 317.806.8483  
Cell: 317.714.2820  
awendt@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

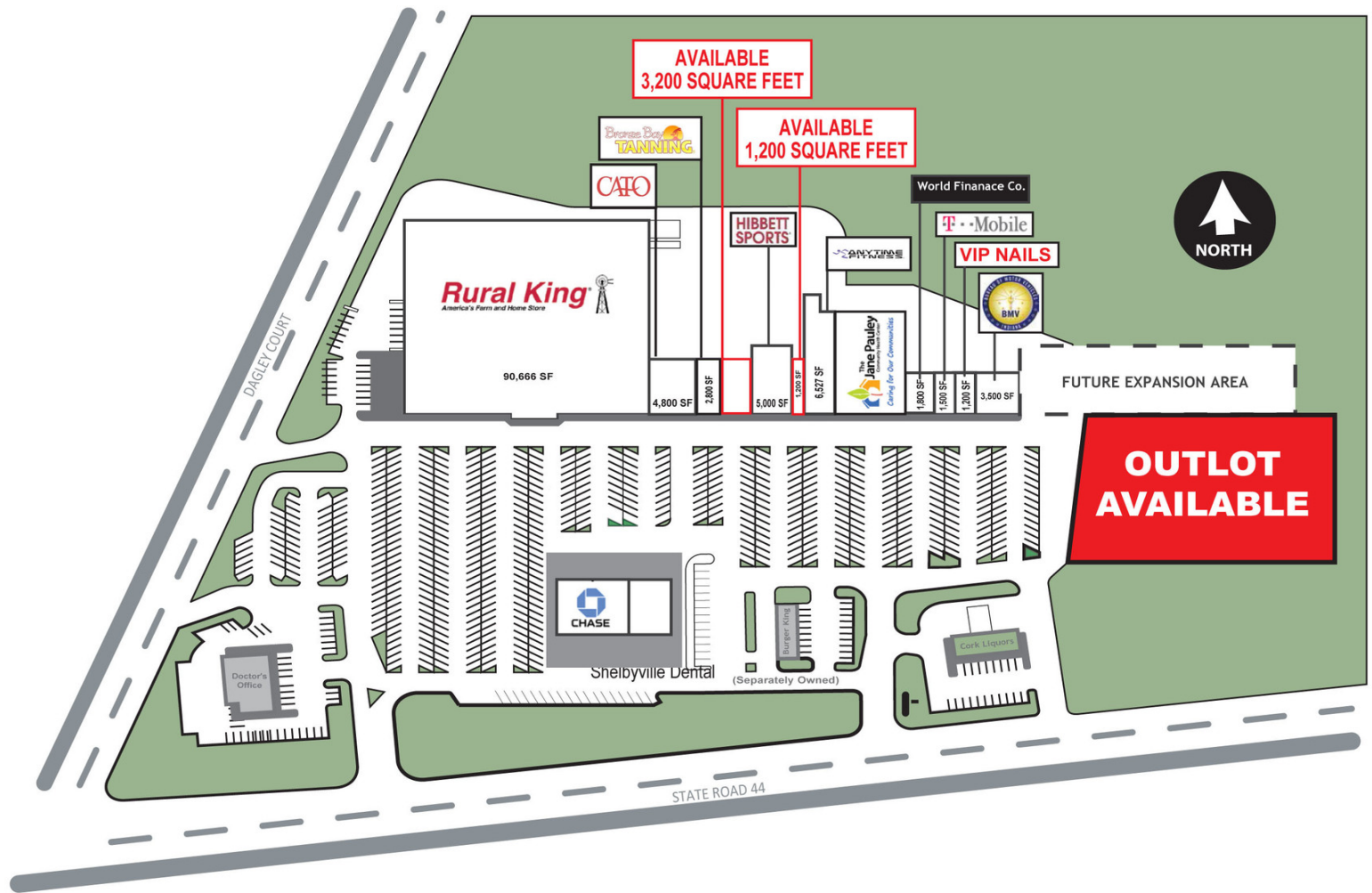
Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

# RIVERGATE SHOPPING CENTER

1802 East State Road 44 Shelbyville, IN 46176



MIDLAND ATLANTIC  
PROPERTIES



STE	TENANT	SQ FT
1800	Rural King	90,666
1802	CATO	4,800
1808	Bronze Bay Tanning	2,800
1810	Available	3,200
1814	Hibbett Sports	5,000
1816	Available	1,200
1818a	Anytime Fitness	6,527
1818b	Jane Pauley Health	13,593
1820	World Finance Company	1,800
1822	T-Mobile	1,500
1824	VIP Nails	1,200
1826	BMV	3,674
Total GLA		135,960



# RIVERGATE SHOPPING CENTER

1802 East State Road 44 Shelbyville, IN 46176



MIDLAND ATLANTIC  
PROPERTIES





# RIVERGATE SHOPPING CENTER

1802 East State Road 44 Shelbyville, IN 46176



MIDLAND ATLANTIC  
PROPERTIES



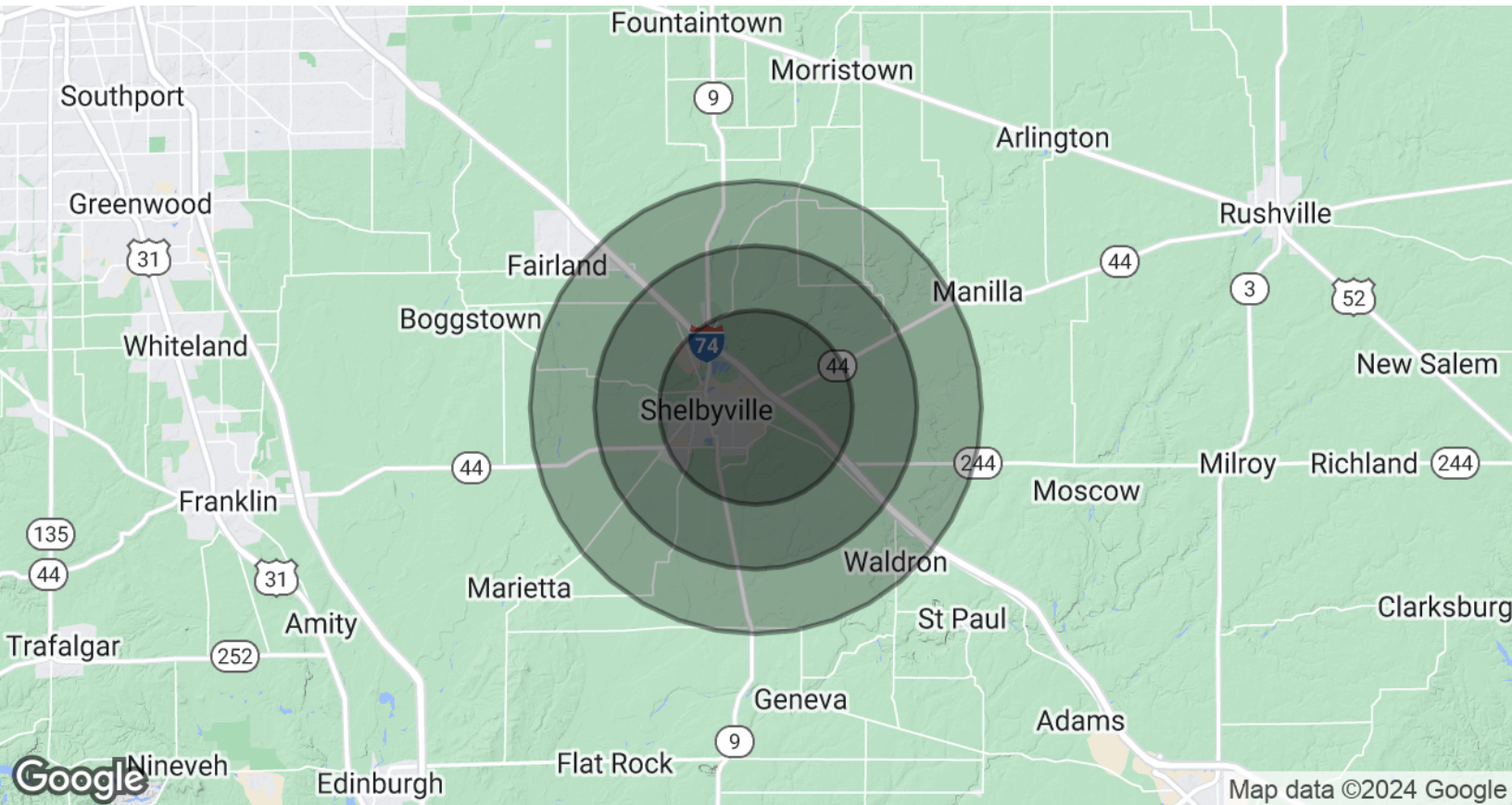


# RIVERGATE SHOPPING CENTER

1802 East State Road 44 Shelbyville, IN 46176



MIDLAND ATLANTIC  
PROPERTIES



## POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	21,258	24,955	28,591
Projected Annual Growth (2022-2027)	-0.1%	-0.1%	0.1%
Total Households	8,758	10,237	11,664
Median Home Value	\$120,283	\$130,561	\$138,159

## INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$80,618	\$83,982	\$86,966
Daytime Population (16+ years)	16,981	19,642	22,298
Total Businesses	965	1,091	1,220
Total Employees	11,208	12,757	14,336

### MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

### WILL BERENS

Direct: 317.597.1721  
Cell: 317.874.8847  
wberens@midlandatlantic.us

### ALEX WENDT

Direct: 317.806.8483  
Cell: 317.714.2820  
awendt@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.